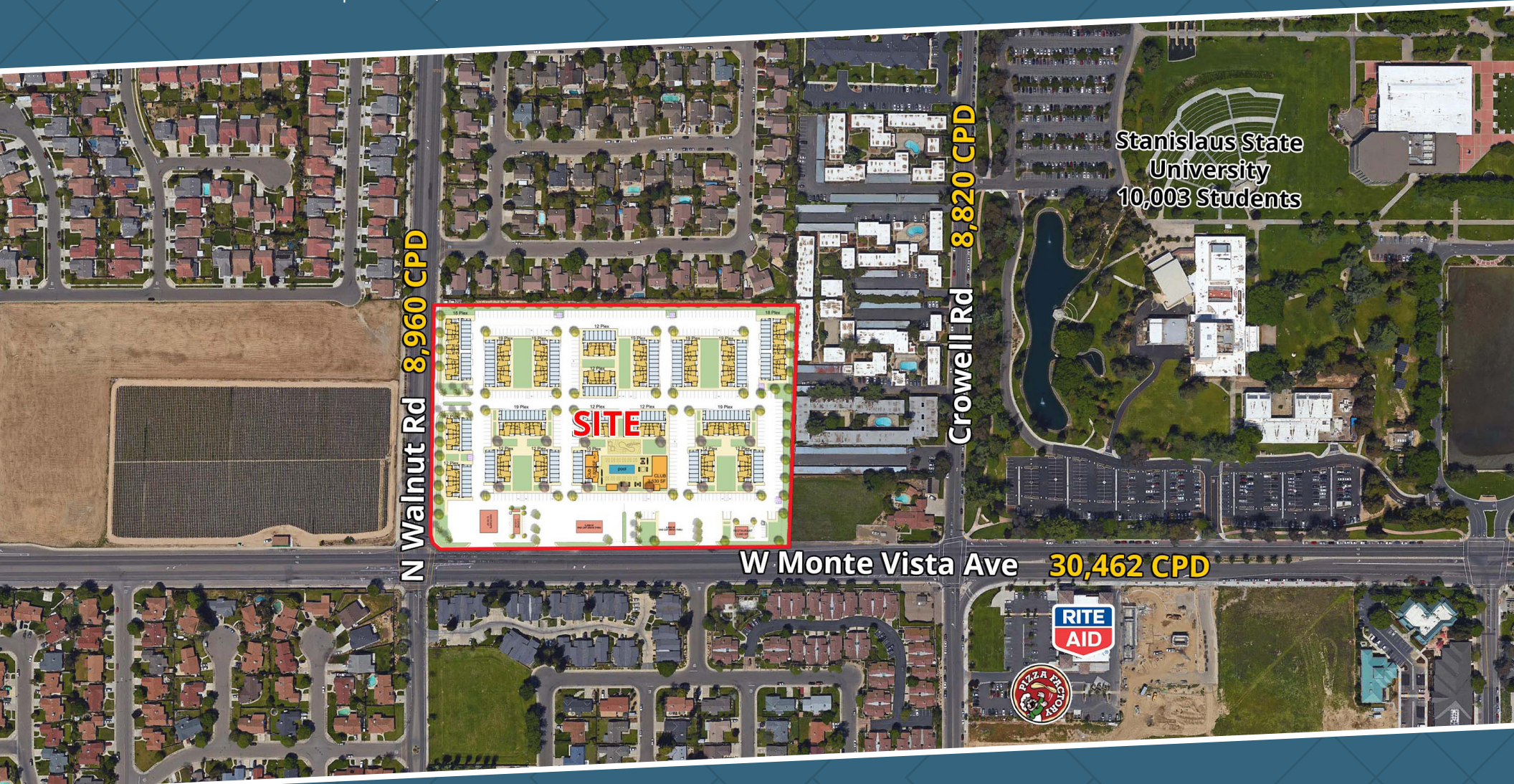


FOR LEASE

# Monte Vista Avenue | New Development

1525 W. Monte Vista Ave | Turlock, CA



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# Monte Vista Avenue | New Development

1525 W Monte Vista Ave | Turlock, CA



Monte Vista Crossing

## Description

- ± 6 acre development at a signalized intersection - NEC of Monte Vista Ave Rd & Walnut Rd.
- Adjacent to 10,000 plus students from Stanislaus State University.
- Centrally located on a main thoroughfare in central Turlock.
- Great for grocery, quick service retail, and fast food.

## Traffic Counts

|  |            |
|--|------------|
| W. Monte Vista Avenue                    | 30,462 VPD |
| N. Walnut Road                           | 8,960 VPD  |
| On Crowell Rd north of W Monte Vista Ave | 8,820 VPD  |
| Highway 99 & W Main St                   | 83,000 VPD |

## About Turlock

In the heart of California's Central Valley, Turlock is the second largest city in Stanislaus County with a population which has grown to over 72,000 residents. Home of California State University Stanislaus (CSUS) with over 9,700 students, Turlock provides an excellent opportunity for retailers to enter the growing market. The city is ideally situated between Los Angeles and San Francisco along Hwy 99 and easy access to I-5, giving Turlock businesses access to a massive business-to-business and business-to-consumer base.

Centrally located off Hwy 99 on Fulkerth Ave, Oak Park Plaza is a ±270,000 sqft new development in Turlock, CA. The center benefits from its proximity to the Stanislaus County Fairgrounds, Turlock High School, and Hwy 99. Cultural art experiences, sports activities, 23 parks, 6 schools, a full range of medical facilities and the attractiveness of the nearby San Francisco Bay area add to the pleasure of Turlock.

## Nearby Retailers



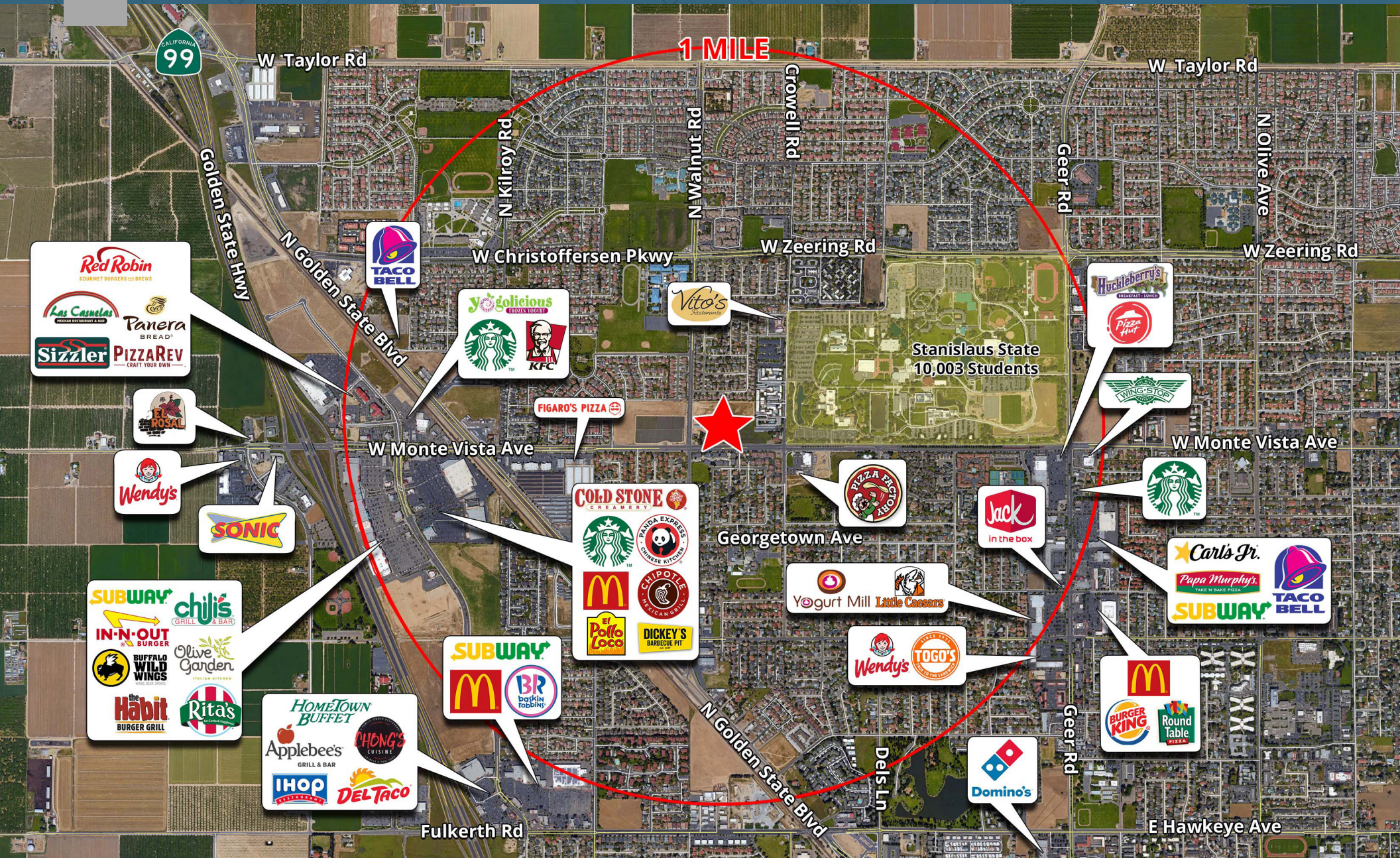
## Demographics

|                    | 1 MILE   | 2 MILE   | 3 MILE   |
|--------------------|----------|----------|----------|
| Population         | 409      | 1,035    | 2,225    |
| Median HH Income   | \$42,506 | \$45,362 | \$44,643 |
| Average HH Income  | \$76,858 | \$76,223 | \$72,530 |
| Daytime Population | 330      | 799      | 2,560    |

Year: 2018 | Source: Esri

# 1 Mile Food Aerial

1525 W Monte Vista Ave | Turlock, CA



# 2 Mile Trade Aerial

1525 W Monte Vista Ave | Turlock, CA



# Monte Vista Avenue | New Development

1525 W Monte Vista Ave | Turlock, CA



# Executive Summary

1525 W Monte Vista Ave | Turlock, CA



## Population

|                        |       |       |       |
|------------------------|-------|-------|-------|
| 2000 Population        | 377   | 976   | 2,125 |
| 2010 Population        | 397   | 1,011 | 2,174 |
| 2018 Population        | 409   | 1,035 | 2,225 |
| 2023 Population        | 421   | 1,063 | 2,280 |
| 2000-2010 Annual Rate  | 0.52% | 0.35% | 0.23% |
| 2010-2018 Annual Rate  | 0.36% | 0.28% | 0.28% |
| 2018-2023 Annual Rate  | 0.58% | 0.54% | 0.49% |
| 2018 Male Population   | 51.8% | 52.3% | 52.5% |
| 2018 Female Population | 48.2% | 47.8% | 47.5% |
| 2018 Median Age        | 35.3  | 35.0  | 35.2  |

In the identified area, the current year population is 2,225. In 2010, the Census count in the area was 2,174. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 2,280 representing a change of 0.49% annually from 2018 to 2023. Currently, the population is 52.5% male and 47.5% female.

## Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.3.

## Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2018 White Alone                         | 71.3% | 72.0% | 72.8% |
| 2018 Black Alone                         | 1.2%  | 1.0%  | 0.9%  |
| 2018 American Indian/Alaska Native Alone | 1.0%  | 1.0%  | 0.9%  |
| 2018 Asian Alone                         | 2.0%  | 1.5%  | 1.2%  |
| 2018 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2018 Other Race                          | 21.3% | 20.8% | 20.2% |
| 2018 Two or More Races                   | 3.2%  | 3.8%  | 4.0%  |
| 2018 Hispanic Origin (Any Race)          | 53.1% | 53.0% | 53.4% |

Persons of Hispanic origin represent 53.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.4 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

|                             |       |       |       |
|-----------------------------|-------|-------|-------|
| 2000 Households             | 122   | 326   | 699   |
| 2010 Households             | 125   | 331   | 706   |
| 2018 Total Households       | 128   | 338   | 722   |
| 2023 Total Households       | 132   | 346   | 739   |
| 2000-2010 Annual Rate       | 0.24% | 0.15% | 0.10% |
| 2010-2018 Annual Rate       | 0.29% | 0.25% | 0.27% |
| 2018-2023 Annual Rate       | 0.62% | 0.47% | 0.47% |
| 2018 Average Household Size | 3.20  | 3.03  | 3.03  |

The household count in this area has changed from 706 in 2010 to 722 in the current year, a change of 0.27% annually. The five-year projection of households is 739, a change of 0.47% annually from the current year total. Average household size is currently 3.03, compared to 3.02 in the year 2010. The number of families in the current year is 540 in the specified area.